

# Lake Park Zoning Task Force Recommendations

## *Why the Task Force?*

- In late 2009, questions came up around building standards in Town Centre.
  - Realized with Matthisen closing, there is no one to enforce standards in Town Centre.
  - Began looking at other areas of town for governance of standards and who controls what.
- Because of the lack of control over areas in the village limits, Council formed Task Force to focus on Zoning in Lake Park.



## *Current State of Zoning*

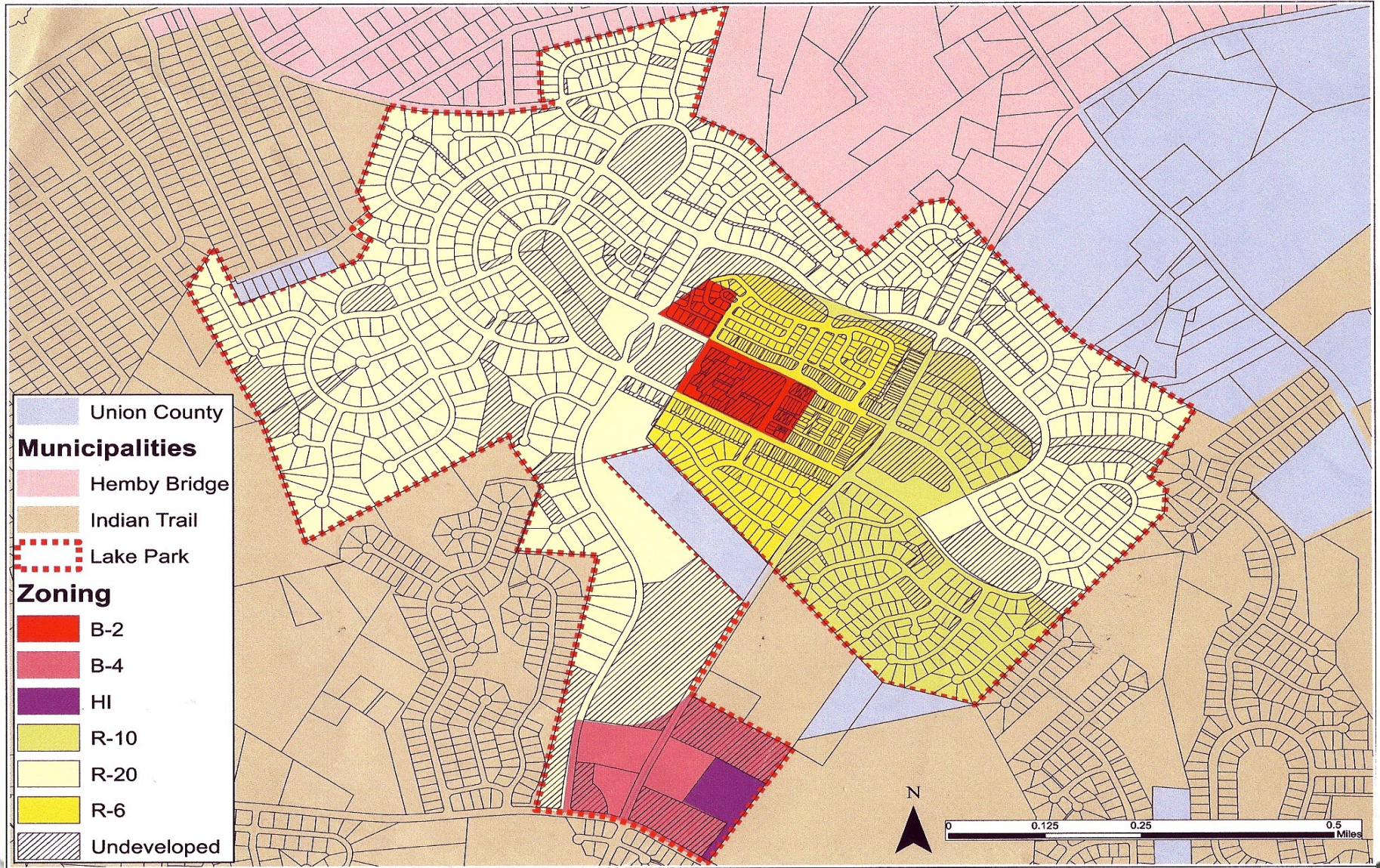
- Union County has ultimate authority on what is built in Lake Park.
- Historically, Union County notified the Village of construction projects for informal approval
  - Just done out of courtesy. Nothing formally mandated for Lake Park.
  - No guarantee that this relationship will continue in the future.

## *Current Zoning in Lake Park*

- All questions of land use answered by county's Land Use Ordinance.
  - Details how land can be developed and utilized based on zoning classification.
  - County can grant special use permits within Lake Park on which only they decide.
- Therefore, Union county has full control over what can and cannot be done with the land in Lake Park



# *Current Zoning in Lake Park*





## *Choices Considered by Task Force*

- Fundamental question first: Should we change anything?
  - Village is, for the most part, fully developed. Therefore, not a lot of new development to evaluate.
  - Redevelopment is possible, especially as village matures. For instance:
    - A developer purchases several lots and tears down houses to develop other buildings.
    - Project could be within county's guidelines but incongruous with the atmosphere desired within Lake Park.

# *Should We Change Anything?*

- Consulted experts from the county.
  - Roger Horton, UC Subdivision Administrator, mentioned that zoning would be beneficial for future protection of the Village.
  - Future administrations may not continue to consult Lake Park with construction requests in the Village. We would be powerless to stop the development
- Because of these scenarios, the task force decided that it is in the best interest of Lake Park to put the responsibility for zoning in the hands of the council or its designees.



## *How Do We Proceed?*

- Task force consulted with two organizations for advice on developing a zoning ordinance.
- Presented two options:
  - A simplified Unified Development Ordinance to implement only zoning.
    - Deals only with the superficial question of what can and cannot be done on a parcel of land.
  - A comprehensive Unified Development Ordinance that includes full details on what is allowed in the village.



# *What is a Comprehensive UDO?*

- Common for virtually every mature municipality around us.
- Includes ordinances for items such as:
  - Zoning districts
  - Building design requirements
  - Signs
  - Landscaping and buffering
  - Parking
  - Stormwater
  - Table of permitted uses
  - Administration regulations

# *Considerations for UDO Options*

- The basic ordinance would be:
  - Less costly
  - Easier for the village to enforce, but incomplete in many respects
  - Still require overhead of an administrator, planning board, and a board of adjustments
- The comprehensive UDO would be:
  - An all-encompassing ordinance for any Lake Park development questions.
  - Provide the village with the maximum ability to protect Lake Park from undesired development.
- The zoning task force recommends that a wise course of action is to develop a comprehensive UDO to provide Lake Park the maximum protection in the future.



## *Expected Impact to the HOA*

- Most of the functions currently done by the ARC would be enforced by the Village.
  - Most UDOs adopted by municipalities in this area include architectural review guidelines and a process for handling non-conformities.

## *Expected Concerns*

- Won't this be very costly and raise taxes?
  - The task force expects that the administration can be done by part time position given that there will be almost no new development to regulate.
  - If the HOA ARC is not needed, the dues will probably be less.
    - May not be a need for a management company.
  - The additional cost for the village will be covered by property taxes that are tax-deductible – HOA dues are not.



## *Expected Concerns*

- Won't this be confusing for the residents?
  - The task force expects that this arrangement will greatly reduce confusion.
  - With the new UDO, there will be no confusion over which organization governs what within the village.
  - Another benefit is that all decisions over land use will remain within the village rather than in the hands of an external governmental body or company.

## *Expected Concerns*

- Won't this make an unwieldy bureaucratic mess?
  - Because of the way that governmental bodies have to enforce rules, the task force expects the ordinance to be written in such a way that each decision will be clear-cut and “black-and-white”.
  - Should make for a streamlined and quick decision-making process.



## *Questions to Discuss Tonight*

- What concerns do you have about moving ARC functions to the village?
- What would the HOA look like with this proposed ordinance in place?